



MICHAEL HODGSON

estate agents & chartered surveyors

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## TATHAM STREET, SUNDERLAND

Offers Over £600,000

19 BED HMO FOR SALE - An imposing Grade II listed building situated on Tatham Street close to the city centre of Sunderland offering huge rental investment potential. The property is arranged over 4 floors and provides some 19 bedrooms, Office, Dining Room, 2 Bathrooms, Shower Room and Kitchen facilities. The property was formerly used as a board and lodgings establishment and would readily let as an HMO or convert to a number of other uses, subject to planning. Externally there is a front forecourt and a rear yard which provides ample secure car parking. Viewing of this exciting investment or development is highly recommended to fully appreciate the opportunity on offer.

HMO SALE

4 Floors

Excellent Location

Viewing Essential

Grade II Listed Building

19 Bedrooms

Close to City Centre

EPC Rating: D

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### CURRENT RENTAL

A number of the rooms are currently let and rental information is available upon request.

ENTRANCE HALL

OFFICE

DINING ROOM

KITCHEN

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

BEDROOM 11

BATHROOM

WC

FIRST FLOOR

BEDROOM 5

BEDROOM 6

BEDROOM 7

BEDROOM 8

BEDROOM 10

BATHROOM

SECOND FLOOR

BEDROOM 12

BEDROOM 12a

BEDROOM 14

BEDROOM 15

KITCHEN

WC

SHOWER ROOM

BASEMENT

STRORAGE ROOM

15'7" x 36'2"

BEDROOM 16

BEDROOM 17

BEDROOM 18

BEDROOM 19

BEDROOM 20

SHOWER ROOM

EXTERNALLY

Externally there is a front forecourt and a rear yard which provides ample secure car parking.

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation.

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home is at risk if you do not keep up payments on a loan secured on it.

# M I C H A E L   H O D G S O N

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